

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, JULY 13, 2015 7:00 P.M.**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Turner, Krieger, Gaugel, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Ellen Johnson, Planner; Bob Vann, Building & Code Enforcement Division Manager; Matthew O'Rourke, Economic Development Division Manager; Fire Chief Schelstreet, Asst. Chief Christensen

**1. CALL TO ORDER**

The meeting was convened by Chairman Bancroft at 7:00 P.M.

**2. ROLL CALLED**

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Turner, Krieger, Gaugel, Bessner, Lewis

Absent: None

**3. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Presentation of a Concept Plan for The Corporate Reserve at St. Charles – Lot 8.

Ms. Johnson said this is a 22 acre vacant parcel north of Woodward Dr. and staff analysis and comments from the Plan Commission were provided in the staff report and the executive summary, and the developer is present to make a presentation.

Pete Tobin-270 St. Paul St., Denver, CO. 80206-stated that Corporate Reserves is approximately a 46 acre development that consists of 9 lots and he is there today to propose a rezone of lot 8 which is a 22.6 acre parcel and is currently zoned as Office Research; but he feels this lot would work better as single-family residential development based upon what surrounds the site. He said there are currently 2 office buildings on lot 6; lots 2, 3, 5 are zoned for “future commercial use”; Remington Glen is to the west and Regency Estates to the east. He said the Comprehensive Plan has this as “industrial office use” with an acceptable alternative land use of single-family detached residential.

Anna Franco-116 Cedar Ave.-WBK Assoc.-showed a PowerPoint presentation that stated the site is 22.63 acres, with the right of way on the site consisting of 4.82 acres, in a design of an efficient ring road, with lots lining that road around the site. The primary entrance to the site is off of Corporate Reserve Blvd. with the secondary access provided by Cardinal Dr. She said the lots consist of 11.95 acres of the 22.6 acre site and they are proposing:

- 81 lots on the site.
- minimum lots size of 52 X 100 ft.
- minimum lot area would be 5,200 sq. ft.
- average lot size is almost 6,500 sq. ft.
- minimum lot with 52 ft.
- front yard setback 20 ft.

- interior side yard 5 ft.
- exterior side yard 15 ft.
- rear yard 20 ft.
- assuming a 40 ft. X 45 ft. building footprint would be about a 30% lot coverage.
- current zoning on the site is “Office Research.”
- proposed zoning would be RS-4 Zoning, with the departures of:
  - Minimum lot area: 1,400 sq. ft.
  - Minimum lot width: 8ft.
  - Maximum building coverage: 4-5%
  - Interior side yard: 4 ft.
  - Minimum rear yard: 10 ft.

She said open space consists of detention mainly to the north of the site as well as the corner of Woodward and Cardinal Dr., which is a total of about 2.66 acres, and there are a variety of existing trails including access to the Great Western Trail and a segment along Cardinal Dr. She said they are proposing a relocation of the maintenance trail, along the detention facility to the east, a connection to the trail off Cardinal Dr., and a proposed trail to connect to the Great Western Trail between lots 14 & 15.

Chris Lindley-116 Cedar Ave.-WBK Assoc.-representing The Pauls Corp. for civil engineering consulting-said there are 3 acres of detention on the site and there are also 2 other detention facilities that serve this property as well as adjacent properties; one in the northeast corner and one in the southwest corner. He said the existing basins were designed previously and permitted through the city’s development process; the basins themselves do not need to be expanded because they were designed for a more intensive use; therefore the detention provided for each of these basins exceeds the requirement that would be necessary for single-family use. He said they would not be varying from what was previously permitted; the stormwater run-off would be tributary to those basins per the design. He said utilities for the site are available with a 10” watermain and a 12” watermain along the northeast side of Woodward Dr. and along the very east side of the site. They would propose their watermain network throughout the site and it would be looped and connected to the existing watermain on both the east side and Woodward Dr. right at Corporate Reserve Blvd. He said Sanitary Sewer is readily available with 3 points of access that could be tied into to the east at Woodward Dr., but the very northwest corner has sanitary sewer available there; and in speaking with Engineering and Public Works they would prefer there be a larger tributary area to that sewer to have more capacity and that is what they intend to do. He said the utility corridor will be part of the lot for the detention basin, sanitary sewer and any stormsewer that will need to be extended from the basin or from the existing sanitary sewer service stub.

Chairman Bancroft explained that this was a concept plan review and that he would now look to the Committee for feedback and then open it up to questions from the audience. He noted that on page 8 under staff recommendations there were some questions given for some areas of feedback: Change in land use from office to single-family, proposed number of units, lot size, setbacks, building coverage, proposed residential zoning district and the overall site layout.

Aldr. Turner said he is in favor of the land use change to single-family, the proposed residential zoning, the overall site layout is good with the RS-4 zoning and wider streets. Mr. Tobin said it will be a standard 33 ft. wide street as required by the City. Aldr. Turner asked about the average lot size being 6,500 sq. ft. but it could go down to 5,200 sq. ft. Mr. Tobin said the minimum lot size is 5,200 sq. ft. and he believes there would be 20 of those lots, but the average

lot size is 6,427 sq. ft. and even a couple lots that are even 10,000-12,000 sq. ft. located on the corners. Aldr. Turner said ok so the minimum lot size amounts to 20 homes. Mr. Tobin said correct. Aldr. Turner said he knows Plan Commission spoke of the backyards as being an issue because there would probably be a lot of kids in the area and it was recommended to go to the full backyard versus the reduced backyard and he agrees with that to have parents keep their kids safe. He said that would be his main consideration and he is not sure what the numbers would work out at for 30 ft. back yard versus a 20 ft. but he highly recommends a 30 ft. backyard.

Aldr. Lemke said he separately sees the same concern as Aldr. Turner but he sees it more as an opportunity and he is not sure what they would have in the back between the north pond on site and the lots 15-24 and he wondered if there were a berm there or something to that effect. Mr. Tobin said the natural topography kind of slopes down to that pond and the way the land sits now the house would kind of sit up on a hill overlooking the pond and open space to the north. Aldr. Lemke said where possible it would be desirable to have larger lots but the overall plan is good just needs a little manicuring of the lot lines.

Aldr. Payleitner said she had nothing new to add.

Aldr. Silkaitis said he does not like the fact there is only one way to get into this development and he knows there will be a secondary one but wondered what type access it would be. Mr. Tobin said it would be a full access. Aldr. Silkaitis said he likes that the zoning would be changed to something more appropriate but the backyards are not much and he would like to see at least the 30 ft. that is in the Ordinance met; but beside that, he would still like to see this site be business or retail, but this is going to happen and he would accept this based on his comments.

Aldr. Stellato said this is just a concept plan so he just had some general comments; from 30,000 ft. he is actually okay with what he sees there because anytime there is a variance from the Comprehensive Plan or change in use and there is a support petition from the neighbors, is just one other reason in his mind why it's okay to change the land use. He said the density is a little tight and he asked what the transition area would be that lots 8-14 back up to. Mr. Tobin said there's a bike path that sits on top of a Nicor gas easement that connects down to the Great Western Trail and lots 8-31 back up to either the path or open space; so they would feel a bit deeper, whereas 1-7 and 41-49 have a greenspace buffer between the backyard and Woodward Dr. to also feel a little deeper; but 50-68 due to the oblong shape would have larger backyards as well.

Aldr. Krieger said she thinks it's a great idea but is a little concerned about the interior side yard being 5 ft. and asked how much distance there is between houses and she agrees with having larger lots.

Aldr. Gaugel said he likes it and has no issue with residential but agrees with staff and Plan Commission that it's a little dense for the RS-4 districts but in general it's a nice plan and he quotes many of the sentiments already expressed.

Aldr. Bessner said it's a nice plan and he's glad it has changed from the last time and the neighbors being happy makes a big difference.

Aldr. Lewis asked if there are any playgrounds. Mr. Tobin apologized for them not being on the plan, but yes there will be, they did receive comments from the Park District that they would like to incorporate a park and they intend on including a 1 acre parcel that will have a playground and landscaped area. He said they initially proposed to put it in the northwest corner by lots 14 and

15 which would actually take away those houses so they are working with them to put it where lots 41, 42 and potentially 43 would be because the location on the southeast corner may work better because it would benefit the neighbors at both Regency Estates and Remington Glen, but he said that location has not yet been pinned down yet, but plan to present that in the next round. Aldr. Lewis asked if that would then eliminate the number of houses. Mr. Tobin said by 2 or 3, yes. Aldr. Lewis asked if there is a street that goes between 14 and 15. Mr. Tobin said that is a trail and utility corridor that would connect to the bike path on the Nicor easement to the west which runs down to The Great Western Trail. Aldr. Lewis asked about the other in and out between 41 and 40. Mr. Tobin said correct, that is another way in and out. Aldr. Lewis said she would like to see a good size playground and some wider side lots.

Chairman Bancroft said he pretty much echoes the Committees sentiments; he likes the plan, good support from the neighborhood and at the end of the day it may be a little dense but from a concept plan standpoint he feels it's a great first shot at it.

Sonja Bowman-224 Regency Ct.-said the petition is in favor of the rezoning for single-family homes at the Corporate Reserve; they believe that the proposed development meets the 2013 Comprehensive Plan for many reasons and although it is designated as an industrial and business park within the Land Use Plan, these sites may also be appropriate for residential, provided that the density and the built form are similar to the adjacent residential parcels, and lot 8 does meet this goal, as well as the goal that prioritizes the infill development and over annexation and development. She said the goal and objective is to develop the new housing that is representative to the local character; single-family residential detached homes are the most prevalent building type in this community and should continue to be so and they at Regency Estates feel that lot 8 meets this goal as well. She said lot 8 also meets the Residential Areas Framework Plan which ensures compatibility between new and existing residential developments; the land use plan wants single-family residential to consist primarily of detached homes on lots subdivided and platted in an organized and planned manner and lot 8 meets this goal. She said also this development will complete the areas north of Woodward Dr. and more as a real neighborhood making Regency Estates feel less isolated from the neighbors from the west. She said as an economic development goal this would maximize the retail sales tax generating uses in the city's commercial corridors and lot 8 is close to Randall Rd. and the commercial space on Main St. will still be available for south of Woodward Dr. She said raising children and maintaining a home is expensive and they see that money spent locally will provide for an economic revitalization of the West Gateway; she also mentioned enrollment of the schools being down and having a residential development would help that as well.

Chairman Bancroft asked if Mr. Tobin received what he needed as far as feedback. Mr. Tobin said he did and he looked forward to continuing to work with the city on this site. Chairman Bancroft asked if there were any type of concept plan for the remainder of the lots. Mr. Tobin said lots 2 and 3 will probably remain an office/retail type use; lot 5 is currently zoned and he thinks approved for office buildings similar to what exists there today. He said they haven't gotten as far down the line in designing the sites and running the numbers to see what will work, but he knows Aldr. Turner would like to see some age restricted housing on lot 5 and he thinks that is definitely something that could be considered but they have not done enough homework on that to commit to that today.

- b. Historic Preservation Commission recommendation to approve a Historic Sign designation for Don McCue Chevrolet, 2015 E. Main St.

Mr. Colby said the request is for the designation for 3 freestanding signs at the dealership; these 3 signs are nonconforming due to setbacks, height and the number of signs allowed on the property. He said the historic sign designation would allow these nonconforming signs to remain in place and not be required to be brought into compliance with the city's current sign codes as part of the amortization process. He said the zoning ordinance requires historic signs to meet certain criteria and documentation has been submitted to support that the signs meet the historic sign criteria; the information was reviewed by the Historic Preservation Commission which concluded the signs met the criteria and therefore they recommended approval of the request.

Aldr. Turner asked if this were the same type of sign that is at the GMC dealership. Mr. Colby said yes it is and GMC would have the ability to request that, but would have to show that it meets all the criteria including the ownership for the time period, which he thinks would probably not meet that criterion.

Aldr. Gaugel asked if anything other than the 40-years that designates this as historic; because he looks at those 3 signs and sees nothing historic about them and the criteria that seems to be met is that they are in business and the signs have been up for 40 years as of November. Mr. Colby said that at the Historic Pres. Commission meeting there was some debate as to whether it met criteria C, which is that the sign is of a unique shape or design representative of an era that is not commonly found in contemporary signs. He said that item was discussed at length and he thinks the Commission was comfortable with the other items as the information was presented.

Mike Navigato-2580 Foxfield Rd., Suite 200-Bochte, Kuzniar and Navigato-Attorney representing Don McCue Chevrolet-said he believes that the section of the code being referred to is 17.28.070 which the city has passed for distinct requirements in order for a sign to meet the historic sign designation. He said they have established both by way of documentary evidence from General Motors, photographic evidence, as well as live individual at the Historic Commission stating that they meet all the requirements set forth under the code. He said the signs have been in existence for 40 consecutive years without being touched, these are the original signs constructed by General Motors and are only legalized by General Motors, and no other company to their knowledge utilizes these signs to display their marquee or product to the public. He said this has been operated by Don McCue Chevrolet who has been an important component of the city for many years. He said he does understand there are other dealers that use this marquee but this is specific to General Motors which remain untouched for 40 years, back in the 1970's, with the only change being the facades because the dealership was significantly upgraded as a requirement of all General Motors dealers, but the service sign is the original.

Aldr. Gaugel said there is some frustration because he feels the city went down a road that probably shouldn't have been gone down in looking at signs like this because he doesn't think of them as historic. He said he doesn't have a problem with those signs at all to leave them the way they are but to put a historic designation on them as a means to not coming into compliance with the sign ordinance just doesn't seem right to him. He said it's not the applicants/attorneys problem, he feels it's the city's problem and if this is the vehicle that has to be done to allow that to stay in place, then so be it, but it's frustrating to have to go down this road in order to allow these signs to stay put without being nonconforming. He said it's more of a staff/Council question or comment than anything.

Aldr. Lewis asked if the signs had to be changed, what would change, just the height. Mr. Colby said the setback of the sign would have to be reviewed, the height and sign face size and also typically with a single building on a lot only 1 sign is allowed currently, and there is 3 on this

property, so there would only be 1 allowed and it would need to be modified to comply with the code requirements. Aldr. Lewis asked if they could just lower it and set it back, or if they would have to completely replace it. Mr. Colby said he is not sure the exact size; they may be able to work with the sign face as is, but certainly lowered and relocated. Aldr. Lewis asked if there are many other situations where there are more than 3 signs. Mr. Colby said not that he is aware of and he thinks 3 signs is a lot compared to other properties.

**Aldr. Stellato made a motion to approve a Historic Sign designation for Don McCue Chevrolet, 2015 E. Main St. Seconded by Aldr. Silkaitis.**

**Roll Call:**

**Ayes: Silkaitis, Payleitner, Lemke, Turner, Krieger, Bessner, Lewis, Stellato**

**Nays: Gaugel**

**Absent:**

**Abstain:**

**Motion Carried. 8-1**

- c. Corridor Improvement Commission recommendation to approve a Corridor Improvement Grant for 2601 E. Main St. (Warwick Publishing).

Mr. O'Rourke said the applicant has applied for this grant in coordination with some required landscape improvements they are doing as a result of resurfacing their parking lot and the application was processed while the building permit was going through the process. The Corridor Commission has reviewed the design and recommended approval on July 1, 2015. He said the total improvement cost is \$9,470 with the project share of the city being \$4,736.

**Alderman Turner made a motion to approve a Corridor Improvement Grant for 2601 E. Main St. (Warwick Publishing). Seconded by Alderman Gaugel. Approved unanimously by voice vote. Motion Carried. 9-0**

**5. ADDITIONAL BUSINESS**

Aldr. Lewis noted that today was the first day of the America in Bloom judges being in town. She said the storms gave them a shaky start but it was a full day from 8:30am-5pm and so far the judges were pretty impressed with the community and have another whole day tomorrow to tour and it's been a really fun day. She said the results would not be known until September as to whether the city was selected for any award. Chairman Bancroft asked if there were anything left to do after today. Aldr. Lewis said yes, tomorrow will be another full day starting with Aquascape, Clarke, Cedar Ave., some private gardens, Arcada Theatre and the History Center. She said she is quite impressed with the job everyone on staff and the community has done and we should all be proud.

**6. EXECUTIVE SESSION**  
none.

**7. ADJOURNMENT – Alderman Stellato made a motion to adjourn. Seconded by Alderman Turner. Approved unanimously by voice vote. Motion Carried. 9-0**

**Meeting adjourned at 7:35 pm.**